

FORM B – BUILDING

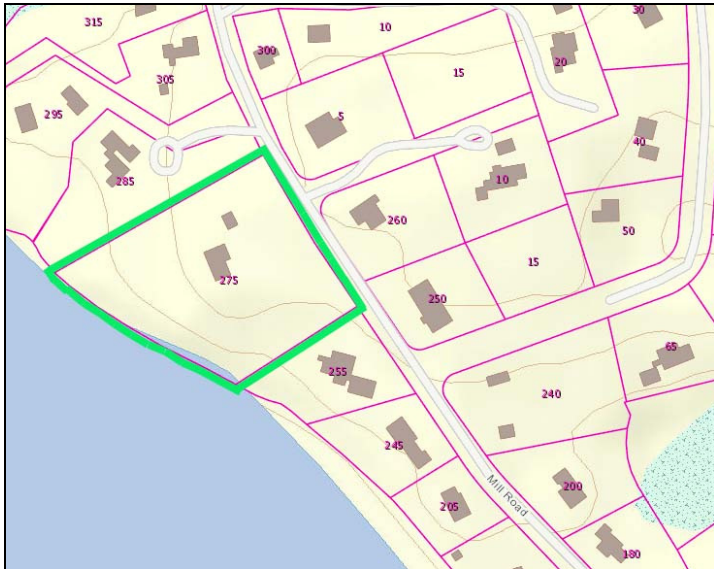
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from east.

Locus Map (north at top)



Recorded by: Larson Fisher Associates with Kathryn Grover

Organization: Eastham Historical Commission

Date: April 2013

Assessor's Number USGS Quad Area(s) Form Number

11-77

ORLEANS

EAS.610

Town/City: Eastham

Place: (*neighborhood or village*): Eastham Center

Address: 275 Mill Road

Historic Name: The Wilber & Olive Hatch House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: c. 1920

Source: deeds

Style/Form: Colonial Revival

Architect/Builder: Builder: Wilbur Jotham Hatch

Exterior Material:

Foundation: stone

Wall/Trim: wood shingle/wood trim

Roof: asphalt shingles

Outbuildings/Secondary Structures: 1-stall garage

Major Alterations (*with dates*): shallow cross-gabled rear ell (2001).

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.785 acres

Setting: The subject property is located on the west side of Mill Road and has water frontage Long Pond. The surrounding land uses are single family residential.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

275 MILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

This two-story wood-framed house has a gable roof with overhanging eaves and eave returns, a brick center chimney and three-bay front facade. What distinguishes this early 20th century Colonial Revival design from the typical is an entrance porch that is recessed under the second story at the front left corner of the main section and a side-facing front door within this niche. A one-story recessed ell off the left side partially encloses the left side of the entrance porch; it also has a gable roof. The house is clad with weathered wood shingles and has a solid wood door on the right side of first floor of the front facade. The six-over-six windows throughout look to be intact; however an eight-over-eight window in the left side ell appears to be either an alteration or replacement window. (No building permit for this work was located.) A cross-gabled ell, which barely projects from the rear facade, was presumably added in 2001.¹

A small hipped-roof single-stall detached garage is located forward and to the right of the house, with its intact swing vehicular doors of vertical wood slats facing the south side yard. Windows openings on the street side of the garage are boarded up. The house is clad with wood shingles to match the house. The lot is lined with mature coniferous and deciduous trees and shrubs leaving an open front lawn that allows for an unimproved driveway to the garage.

HISTORICAL NARRATIVE

The house and garage at 275 Mill Road were built between May 1916 and November 1925 by Boston carpenter Wilbur Jotham Hatch. In May 1916, Whitman F. Howes sold 1.5 acres of a four-acre parcel he had acquired from Sarah M. Mayo in 1899 to Hatch; the deed does not mention buildings, and the parcel was transferred for one dollar "and other valuable considerations."² There is no known connection between Hatch, born in Marshfield in 1859, and Eastham, though the surname and that of his mother, Philenda Rogers, were common in Eastham in the 1800s. Hatch's father Frederick was a housewright, and the 1880 census shows Wilbur J. Hatch as a carpenter in his father's Marshfield household. In 1885 he married Olive R. Powell of East Falmouth, which may have provided his introduction to the speculative possibilities of building on Cape Cod.³ But Hatch remained a resident of Neponset, south of Boston, for most of his adult life; he was variously a carpenter and building contractor.

Whether Hatch and his wife occupied 275 Mill Road seasonally or permanently or used it for summer income by renting it is not known. Hatch is not shown as a permanent or summer resident of the town in the 1929 directory, but he sold the 1.5-acre lot, with its buildings, to Edward Joseph Hayden of Middleborough in late 1925.⁴ This lot is Hatch's only known purchase in Eastham. Tax records for 1926 show Hayden with a cottage valued at \$1700, a garage valued at \$200, and two acres of land.

Born in 1894, Edward J. Hayden was living in the Norwood household of his uncle, milkman Edward Fay, in 1900 with his younger sister Mary and a twenty-nine-year-old Mary Hayden, probably their mother; she died in 1904, and what became of the children's father, Frank E. Hayden, is not yet known. In 1917 Edward Joseph Hayden was still living in Norwood and was then unemployed. The 1920 Norwood census shows him as an unmarried civil engineer living with his grandmother Anna Hayden, who had come to the United States from Ireland in 1896.

By 1925 Hayden had moved to Middleborough and he appears to have occupied the 275 Mill Road house for some period; the 1940 census for Middleborough indicates that he had lived in Eastham in 1935. He had married by 1935 as well, for the 1940 census shows his wife Frances, a native of Bermuda, as an Eastham resident in 1935. Hayden by then was an engineer with the state highway department.

In 1957 Hayden owned the house and garage and 3.4 acres in Eastham when he filed a plan of his 275 Mill Road property with the Barnstable County Registry of Deeds. In July 1958 he sold the property to the sisters Marjorie Muther Mettee of Summit, New Jersey, and Josephine Muther Smith of Wellesley. Born in Newton, the two were daughters of Lorenz Muther, who had founded his own auto accessory manufacturing firm, Muther Manufacturing Company, and by the mid-1930s was the president and treasurer of Peerless Machinery Company and Potter Press in Waltham. In January 2000, after the death of Josephine Muther Smith, Mettee and Smith's daughter Marjorie deeded themselves each an undivided half interest in the estate, and they are the current owners of 275 Mill Road.⁵

¹ Town of Eastham Assessor records notes a building permit date of June 6, 2001, for an "addition" without further description. The left side ell has a stone foundation indicating it was likely an original feature, while aerial photos show the large rear cross-gable roof with modern-style windows that comport with a 2001 date.

² Whitman F. Howes to Wilbur J. Hatch, Neponset, 15 May 1916, Barnstable County Registry of Deeds (BCD) 348:120; Sarah M. Mayo to Whitman F. Howes, 22 September 1899 BCD 239:467.

³ Josiah H. Drummond, *John Rogers of Marshfield and Some of His Descendants* (Portland, ME: Smith & Sale, 1898), 135.

⁴ Wilbur J. Hatch, Boston, to Edward J. Hayden, Middleboro, 25 November 1925, BCD 429:131.

⁵ Edward J. Hayden, Middleborough, to Marjorie Muther Mettee, Summit NJ, and Josephine Muther Smith, Wellesley, 26 July 1958, BCD 1012:400; Marjorie Muther Mettee, Wellesley, and Marjorie Smith, Halifax, executrix estate Josephine Muther Smith (aka Josephine M Smith), to Marjorie Muther Mettee and Marjorie Smith, 7 January 2000, BCD 12792:58. See also "Plan of Land in Eastham Mass. Surveyed for Edward J. Hayden," March 1957, BCP 143:53.

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MAPS

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)

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View of house from east.



View of original garage from east